



Caldecott Road, Lowestoft NR32 3PH

welcome to

Caldecott Road, Lowestoft

William H Brown are delighted to present this STUNNING FOUR BEDROOM house on Caldecott Road. This property offers superb living space, with modern renovations done throughout the home. Gorgeous views of The Broads are just a short walk away, with ample schools and shops in close proximity!



William H Brown are thrilled to present this Four Bedroom home on Caldecott Road. Located in the hugely popular location of Oulton, the home offers ample amenities within close proximity such as schools and shops, with the Broads on its doorstep! This home is an ideal fit for families, with modern decoration throughout and ample living space found across both floors. The property offers a welcoming entrance hall and convenient downstairs WC, with access to the sizeable lounge space, as well as sleek and modern kitchen/ diner- ideal for those looking to entertain friends and family. The home sits on a generous plot with parking for multiple vehicles to front and rear, as well as an ideal rear garden, ideal for outdoor furniture! The first floor of the home continues the spacious feel, with four bedrooms all found off of the generous landing space. All bedrooms are of a good size, with the master in particular offering views over The Broads. A family bathroom can also be found off this landing. Please call William H Brown to view this stunning family home today!

Accommodation

Ground Floor

Entrance Hall

Front door into the property hallway, Access to Lounge, Dining Room, Kitchen, Downstairs WC, Under stair storage cupboard, Stairs leading to First floor landing, Radiator, Laminate flooring.

Downstairs Wc

Double glazed window to Front aspect, Toilet, Wash hand basin, Tiled effect flooring.

Lounge

22' 2" x 11' 3" (6.76m x 3.43m)
Double glazed window to Front aspect, French doors to Rear aspect, TV Point, Two radiators, Laminate flooring.

Dining Room

21' 4" x 6' 6" (6.50m x 1.98m)
Double glazed window to Front aspect, Door leading to Rear garden, Breakfast bar, Radiator, Lino flooring.

Kitchen

11' 8" x 7' 8" (3.56m x 2.34m)
Double glazed window to Rear aspect, Fitted kitchen wall and base units with work surfaces, Sink and drainer unit, Integrated Oven, Electric hob and over head cookerhood, Spotlights, Plumbing for washing machine, Integrated dishwasher, Lino flooring.

First Floor

Landing

Access to all Bedrooms and Family bathroom, Loft access, Fitted carpet.

Bedroom 1

21' 4" x 6' 6" (6.50m x 1.98m)
Double glazed window to Front and Rear aspect, Spotlights, Radiator, Fitted carpet.

Bedroom 2

11' 2" x 10' 7" (3.40m x 3.23m)
Double glazed window to Front aspect, Radiator, Carpet flooring.

Bedroom 3

11' 2" x 10' 4" (3.40m x 3.15m)
Double glazed window to Rear aspect, Radiator, Fitted Carpet.

Bedroom 4

7' x 10' (2.13m x 3.05m)
Double glazed window to Front aspect, Radiator, Fitted carpet.

Bathroom

Fully tiled walls, Double glazed window to Rear aspect, Toilet, Wash hand basin, Corner bath with mixer taps, Electric shower over bath, Radiator, Carpet flooring.

Outside

Front Garden

Gated access, Driveway, Hedge surround and Laid lawn.

Rear Garden

Patio area, Wooden shed, Laid lawn, Garage/Workshop to the rear.

Workshop/ Garage

Currently utilised as additional outdoor storage/ workshop area, Side aspect window, Double wooden doors into Front aspect, Rear Wooden door.



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welcome to

Caldecott Road, Lowestoft

- Four Bedroom Semi-Detached Home
- Driveway and Workshop/Garage
- Close to the Broads
- Modern Throughout
- Open Plan Kitchen/Diner
- Downstairs WC and Upstairs Bathroom
- Separate Lounge and Dining Room
- Kitchen with Integrated Oven

Tenure: Freehold EPC Rating: D



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.flooragent.com

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108107 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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